

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 04-09

Introduced by Council Member Chenoweth

Legislative Day No. 04-08 Date March 2, 2004

AN ACT to add the definition of Mixed Office Development to Section 267-4, Definitions, of Article I, General Provisions; to repeal the definition of AG/MO, of Section 267-4, Definitions, of Article I, General Provisions; to add new Section 267-40.2, MO Mixed Office District, to Article VI, District Regulations; to repeal and reenact, with amendments, Subsection A, Administrative Approval, of Section 267-43, Approval, of Article VII, Design Standards for Special Developments; to add new Subsection G, Mixed Office Development, to Section 267-43, Approval, of Article VII, Design Standards for Special Developments; to repeal and reenact, with amendments, Section 267-44, Applicability of Article VII, Design Standard for Special Developments; to repeal and reenact, with amendments, Subsection B(2), Density, of Section 267-49, Housing for the elderly, of Article VII, Design Standards for Special Developments; to repeal and reenact, with amendments, Subsection B(3), Density, of Section 267-49.1, Continuing care retirement community (CCRC), of Article VII, Design Standards for Special Developments; to repeal and reenact, with amendments, Subsection C(3), of Section 267-49.1, Continuing care retirement community (CCRC), of Article VII,

By the Council, March 2, 2004

Introduced, read first time, ordered posted and public hearing scheduled

on: April 6, 2004

at: 7:30 p.m.

By Order: Barbara J. Ruth, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on, _____.
_____, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

COUNTY COUNCIL
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BILL NO. 04-08

Introduced by Council Member Chenoweth

Legislative Day No. 04-09 Date March 2, 2004

Design Standards for Special Developments; to add new Section 267-50.1, Mixed Office Development, to Article VII, Design Standards for Special Developments, all of Part 1, Standards, of Chapter 267, Zoning; to repeal and reenact, with amendments, Table I: Principal Permitted Uses for Specific Zoning Districts: Industrial (Part 1); Table I: Principal Permitted Uses for Specific Zoning Districts: Industrial (Part 2); Table I: Principal Permitted Uses for Specific Zoning Districts: Industrial (Part 3); Table I: Principal Permitted Uses for Specific Zoning Districts: Industrial (Part 4); Table I: Principal Permitted Uses for Specific Zoning Districts: Industrial (Part 5); Table I: Principal Permitted Uses for Specific Zoning Districts: Industrial (Part 6); Table I: Principal Permitted Uses for Specific Zoning Districts: Institutional; Table I: Principal Permitted Uses for Specific Zoning Districts: Motor Vehicles and Related Services; Table I: Principal Permitted Uses for Specific Zoning Districts: Natural Resources; Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Conventional; Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Conservation Development;

By the Council, March 2, 2004

Introduced, read first time, ordered posted and public hearing scheduled

on: April 6, 2004

at: 7:30p.m.

By Order: _____, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on, _____.
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Introduced by Council Member Chenoweth

Legislative Day No. 04-08 Date March 2, 2004

Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Conventional with Open Space; Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Planned Residential Development; Table I: Permitted Uses for Specific Zoning Districts: Residential: Transient Housing; Table I: Principal Permitted Uses for Specific Zoning Districts: Retail Trade; Table I: Principal Permitted Uses for Specific Zoning Districts: Services; Table I: Principal Permitted Uses for Specific Zoning Districts: Transportation, Communications and Utilities (TCU) (Part 1); Table I: Principal Permitted Uses for Specific Zoning Districts: Transportation, Communications and Utilities (TCU) (Part 2); Table I: Principal Permitted Uses for Specific Districts: Warehousing, Wholesaling and Processing, all of Chapter 267, Zoning, of the Harford County Code, as amended; to add a new zoning classification to implement the "Mixed Office" Designation as defined by the 1996 Harford County Master Plan; and to provide for a zoning classification that would incorporate mixed uses.

By the Council, March 2, 2004

Introduced, read first time, ordered posted and public hearing scheduled

on: April 6, 2004

at: 7:30 p.m.

By Order: _____, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on, _____.
_____, Council Administrator

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BILL NO. 04-09

1 Section 1. Be It Enacted By The County Council of Harford County, Maryland, that new definition of
2 Mixed Office Development, be, and it is hereby, added to Section 267-4, Definitions, of Article I,
3 General Provisions; that the definition of AG/MO, of Section 267-4, Definitions, of Article I,
4 General Provisions, be, and it is hereby, repealed; that new Section 267-40.2, MO Mixed Office
5 District, be, and it is hereby, added to article VI, District Regulations; that Subsection A,
6 Administrative approval, of Section 267-43, Approval, of Article VII, Design Standards for Special
7 Developments, be, and it is hereby, repealed and reenacted, with amendments; that new Subsection
8 G, Mixed Office Development, be, and it is hereby, added to Section 267-43, Approval, of Article
9 VII, Design Standards for Special Developments; that Section 267-44, Applicability, of Article VII,
10 Design Standards for Special Developments, be, and it is hereby, repealed and reenacted, with
11 amendments; that Subsection B(2), Density, of Section 267-49, Housing for the elderly, of Article
12 VII, Design Standards for Special Developments, be, and it is hereby, repealed and reenacted, with
13 amendments; that Subsection B(3), Density, of Section 267-49.1, Continuing care retirement
14 community (CCRC), of Article VII, Design Standards for Special Developments, be, and it is hereby,
15 repealed and reenacted, with amendments; that Subsection C(3), of Section 267-49.1, Continuing
16 care retirement community (CCRC), of Article VII, Design Standards for Special Developments, be,
17 and it is hereby, repealed and reenacted, with amendments; that new Section, 267-50.1., Mixed
18 Office Development, be, and it is hereby, added to Article VII, Design Standards of Special
19 Developments; all of Part I, Standards, of Chapter 267, Zoning; that Table I: Principal Permitted
20 Uses for Specific Zoning Districts: Industrial (Part 1); Table I: Principal Permitted Uses for Specific
21 Zoning Districts: Industrial (Part 2); Table I: Principal Permitted Uses for Specific Zoning Districts:
22 Industrial (Part 3); Table I: Principal Permitted Uses for Specific Zoning Districts: Industrial (Part 4);
23 Table I: Principal Permitted Uses for Specific Zoning Districts: Industrial (Part 5); Table I: Principal

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Permitted Uses for Specific Zoning Districts: Industrial (Part 6); Table I: Principal Permitted Uses
for Specific Zoning Districts: Institutional; Table I: Principal Permitted Uses for Specific Zoning
Districts: Motor Vehicles and Related Services; Table I: Principal Permitted Uses for Specific
Zoning Districts: Natural Resources; Table I: Principal Permitted Uses for Specific Zoning Districts:
Residential: Conventional; Table I: Principal Permitted Uses for Specific Zoning Districts:
Residential: Conservation Development; Table I: Principal Permitted Uses for Specific Zoning
Districts: Residential: Conventional with Open Space; Table I: Principal Permitted Uses for Specific
Zoning Districts: Residential: Planned Residential Development; Table I: Permitted Uses for
Specific Zoning Districts: Residential: Transient Housing; Table I: Principal Permitted Uses for
Specific Zoning Districts: Retail Trade; Table I: Principal Permitted Uses for Specific Zoning
Districts: Services; Table I: Principal Permitted Uses for Specific Zoning Districts: Transportation,
Communications and Utilities (TCU) (Part 1); Table I: Principal Permitted Uses for Specific Zoning
Districts: Transportation, Communications and Utilities (TCU) (Part 2); Table I: Principal Permitted
Uses for Specific Districts: Warehousing, Wholesaling and Processing, be, and there are hereby,
repealed and reenacted, with amendments, all of Chapter 267, Zoning, of the Harford County Code,
as amended, to read as follows:

Chapter 267. Zoning.

Part 1. Standards.

Article I. General Provisions.

Section 267-4. Definitions.

[AG/MO – Those properties zoned agricultural as shown on the Harford County Zoning Map and
having an MO designation, as shown on the 1996 Land Use Map]

MIXED OFFICE DEVELOPMENT – A COMBINATION OF OFFICE, RETAIL TRADE,

SERVICE AND RESIDENTIAL USES THAT PROMOTES MAJOR ECONOMIC DEVELOPMENT OPPORTUNITIES AT THOSE PARCELS IDENTIFIED ON THE 1996 MASTER LAND USE MAP AS “MO”, LOCATED AT THE INTERCHANGES OF INTERSTATE 95 AND MARYLAND ROUTES 543 AND 22.

Article VI. District Regulations.

Section 267-40.2. MO MIXED OFFICE DISTRICT.

A. PURPOSE. THE MIXED OFFICE DISTRICT IS AN AREA DESIGNED TO PERMIT AND PROMOTE MAJOR ECONOMIC DEVELOPMENT OPPORTUNITIES WHICH CREATE SIGNIFICANT JOB OPPORTUNITIES AND INVESTMENT BENEFITS. THE MIXED OFFICE DISTRICT IS INTENDED TO PROMOTE A COMBINATION OF USES IN CLOSE PROXIMITY TO EACH OTHER, IN ORDER TO PROVIDE HOUSING, SERVICES, AND EMPLOYMENT IN A MANNER THAT EMPHASIZES PEDESTRIAN ACCESS, ENCOURAGES THE USE OF AREAS DEDICATED TO PUBLIC ACTIVITIES, DECREASES RELIANCE ON THE AUTOMOBILE, REDUCES THE AMOUNT OF LAND REQUIRED FOR DEVELOPMENT, AND PRODUCES A BETTER QUALITY OF DESGN.

B. GENERAL REGULATIONS. MINIMUM LOT AREA, BUILDING SETBACK FROM ADJACENT RESIDENTIAL LOT LINES, LOT WIDTH, FRONT, SIDE AND REAR YARD AND MAXIMUM BUILDING HEIGHT, AS DISPLAYED ON TABLE XV BELOW, SHALL APPLY.

C. SPECIFIC REGULATIONS.

(1) THE FOLLOWING USES ARE PERMITTED BY RIGHT IN EACH MIXED-OFFICE DISTRICT, SUBJECT TO THE ADDITIONAL REQUIREMENTS

BELOW:

(A) CORPORATE OFFICES.

(B) RETAIL TRADE.

(C) BUSINESS SERVICES.

(D) PERSONAL SERVICES

(E) PROFESSIONAL SERVICES.

(F) PLANNED RESIDENTIAL DEVELOPMENT:

(I) MID-RISE APARTMENTS.

(II) HOUSING FOR THE ELDERLY.

(III) CONTINUING CARE RETIREMENT COMMUNITY.

(G) HOTELS.

(H) DAY CARE CENTERS.

(I) THEATERS, INDOOR.

(J) MOTOR VEHICLE FILLING OR SERVICE STATIONS.

(2) ALLOWABLE GROSS SQUARE FLOOR AREA SHALL BE
CALCULATED AT .35 FLOOR AREA RATIO (FAR) OF GROSS SITE
AREA.

(3) COMBINATION OF USES. EACH MIXED OFFICE DISTRICT
DEVELOPMENT SHALL PROVIDE THE FOLLOWING LAND USES
IN THE FOLLOWING PROPORTIONS OF ALLOWABLE GROSS
SQUARE FLOOR AREA:

<u>LAND USE</u>	<u>% OF GROSS SQUARE FOOTAGE</u>
HOTEL/CORPORATE OFFICE/SERVICES	50%

1	OTHER PERMITTED USES	50%
2	TOTAL	100%

3 A MAXIMUM OF 35% SHALL BE FOR PERMITTED RESIDENTIAL USES.

4 Article VII. Design Standards for Special Developments.

5 Section 267-43. Approval.

6 A. Administrative approval. The following special developments shall be subject to review and
7 approval by the Zoning Administrator:

8 (1) Conventional with open space (COS).

9 (2) Conservation development standards (CDS).

10 (3) Housing for the elderly (except when in the AG District)

11 (4) Mobile home subdivision (MHS) in the R3 and R4 Districts only. At the
12 time of submission of an application for approval of an MHS, the property
13 owner shall notify all adjacent property owners of the intent to develop an
14 MHS. In considering the application for an MHS, the Zoning
15 Administrator must consider the limitations, guides and standards outlined
16 in §267-9I.

17 (5) Flexible design development (FDD).

18 (6) Continuing care retirement community in the [AG/MO] MO District only.

19 (7) Garden and mid-rise apartment dwellings in the Rte. 40 CRD only.

20 (8) Nursing Homes and assisted living facilities in the Rte. 40 CRD only.

21 (9) Mixed use centers in the Rte. 40 CRD only.

22 (10) ISCS under 40,000 square feet in the Rte. 40 CRD only.

23 (11) MIXED OFFICE DEVELOPMENT.

1 G. MIXED OFFICE DEVELOPMENT. APPROVAL OF A CONCEPT PLAN OF THE MIXED
2 OFFICE DEVELOPMENT BY THE ZONING ADMINISTRATOR IS REQUIRED FOR A
3 MIXED OFFICE DEVELOPMENT. THE CONCEPT PLAN SHALL CONSIST OF A
4 GENERALIZED PLAN OF THE MIXED OFFICE DEVELOPMENT, AS WELL AS TEXT
5 AND OTHER DRAWINGS, PROVIDING THE FOLLOWING INFORMATION:

6 (1) THE MAJOR ENVIRONMENTAL FEATURES OF THE SITE AND
7 ADJACENT PROPERTIES.

8 (2) A MARKET FEASIBILITY STUDY, INCLUDING THE PROJECTED
9 NUMBER OF JOBS AND NUMBER OF HOUSEHOLDS

10 (3) A TRAFFIC IMPACT STUDY THAT COMPLIES WITH SECTION 267-
11 104.

12 (4) THE APPROXIMATE BOUNDARIES AND APPROXIMATE
13 ACREAGE OF PROPOSED USES AND OPEN SPACE.

14 (5) THE PROPOSED INTERNAL TRAFFIC CIRCULATION SYSTEM,
15 INCLUDING THE GENERAL LOCATION OF PROPOSED MAJOR
16 ROADS AND POINTS OF ACCESS TO EXISTING ROADS, AND ANY
17 EXISTING OR PROPOSED PUBLIC TRANSIT FACILITIES.

18 (6) A DESCRIPTION OF THE PUBLIC UTILITY FACILITIES THAT WILL
19 SERVE THE PROPOSED MIXED OFFICE DEVELOPMENT,
20 INCLUDING ANY MAJOR PUBLIC FACILITIES FOR WHICH LAND
21 MAY BE PROVIDED WITHIN THE MIXED OFFICE DEVELOPMENT.

22 (7) A VICINITY MAP.

23 (8) PROPOSED OWNERSHIP AND RESPONSIBILITY FOR

MAINTENANCE OF OPEN SPACE.

(9) FLOOR AREA CALCULATIONS FOR EACH USE BASED ON THE
GROSS SITE AREA.

Section 267-44. Applicability.

The development and design standards set forth in this Article shall regulate the following projects:

- A. Conventional development with open space (COS).
- B. Planned residential development (PRD).
- C. Conservation development standards (CDS).
- D. Integrated community shopping center (ICSC).
- E. Mobile home parks (MHP).
- F. Housing for the elderly.
- G. Continuing care retirement community (CCRC).
- H. Mobile home subdivisions (MHS).
- I. Flexible design development (FDD).
- J. Mixed use centers in the Rte. 40 CRD.
- K. Nursing homes and assisted living facilities in the Rte. 40 CRD.
- L. Garden and mid-rise apartment dwellings (GMA) in the Rte. 40 CRD.
- M. MIXED OFFICE DEVELOPMENTS.

Section 267-49. Housing for the elderly.

B. Development standards.

(2) Density. The maximum density shall be seven units per gross acre in R1 and R2 Districts, ten units per gross acre in the R3 and B3 Districts, fourteen units per gross acre in the R4 and CI Districts and five units per acre in the VR and VB Districts. In the [AG/MO]

MO District, the maximum density shall be fourteen units per gross acre. No more than 300 units shall be permitted in any such project.

Section 267-49.1. Continuing care retirement community.

B. Development Standards.

(3) Density. The CCRC use shall be permitted in the R1, R2, R3, R4, [AG/MO] MO and CI Zones. The maximum density shall be 25 units per gross acre in the R1 and R2 Zone, 30 units per acre in the R3 Zone, 30 units per acre in the R4 Zone, 30 units per acre in the [AG/MO] MO Zone and 30 units per acre in the CI Zone. For purposes of calculating density, the number of beds in the assisted living and skilled care facilities shall be divided by the average household size (2.79) to determine the equivalent number of units. No more than 1,200 units shall be permitted in any such project.

C. Specified design requirements.

(3) The height of each structure, other than garden or mid-rise apartments, shall comply with the height requirement of the district. The height of a garden or mid-rise apartment is limited to 50 feet in the R1 and R2 Zone, 60 feet in the R3 and R4 Zones and 80 feet in the [AG/MO] MO Zone.

SECTION 267-50.1. MIXED OFFICE DEVELOPMENT.

A. ELIGIBILITY. MIXED OFFICE DEVELOPMENTS SHALL HAVE THE FOLLOWING ELIGIBILITY REQUIREMENTS:

- (1) THE MIXED OFFICE DEVELOPMENT MUST BE LOCATED WITHIN AN AREA DESIGNATED MO ON THE MASTER LAND USE PLAN.
- (2) THE MINIMUM PARCEL SIZE SHALL BE 10 ACRES.

(3) THE MIXED OFFICE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

(4) THE MIXED OFFICE DEVELOPMENT MUST BE DIRECTLY ACCESSIBLE FROM ONE OR MORE EXISTING OR PLANNED ARTERIAL, COLLECTOR OR PRIMARY RESIDENTIAL ROADS.

B. DEVELOPMENT STANDARDS.

(1) SITE DESIGN.

(A) ALL ELEMENTS OF THE MIXED OFFICE DEVELOPMENT, INCLUDING USES, BUILDINGS, PARKING, VEHICULAR AND PEDESTRIAN CIRCULATION SYSTEMS, OPEN SPACE, LANDSCAPING AND OTHER AMENITIES SHALL BE INTEGRATED IN A DESIGN THAT PROMOTES A FUNCTIONALLY COMPLEMENTARY AND ECONOMICALLY VIABLE COMBINATION OF USES, VEHICULAR AND PEDESTRIAN CONNECTIONS THAT PROMOTE CIRCULATION AND FLOW WITHIN AND BETWEEN THE MIXED OFFICE DEVELOPMENT AND EXISTING USES, PRESERVATION AND ENHANCEMENT OF EXISTING NATURAL FEATURES AND A HARMONIOUS TRANSITION TO THE ADJACENT USES.

(B) EACH MIXED OFFICE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 10% OF THE TOTAL PARCEL AREA OF OPEN SPACE.

(C) SITE DESIGN SHALL INCORPORATE ELEMENTS THAT FOSTER COMMUNITY INTERACTION, INCLUDING BUT NOT LIMITED TO, OUTSIDE PLAZAS AND EATING AREAS; FOCAL POINTS SUCH AS A POND, FOUNTAIN; PUBLIC ART OR OTHER AMENITIES THAT

1 GENERALLY SERVE THE PUBLIC.

2 (2) BUILDING DESIGN. EACH MIXED OFFICE DEVELOPMENT SITE PLAN
3 SHALL INCORPORATE AN ARCHITECTURAL RENDERING OF THE
4 BUILDING FAÇADE AND ELEVATIONS OF THE STRUCTURES IN THE
5 MIXED OFFICE DEVELOPMENT. THE RENDERING SHALL DEMONSTRATE
6 HOW THE PROJECT WILL MEET THE FOLLOWING STANDARDS AND
7 OBJECTIVES:

8 (A) ALL BUILDINGS SHALL BE CONSTRUCTED FROM HIGH QUALITY
9 MATERIALS AND BUILDING DESIGNS IN THE MIXED OFFICE
10 DEVELOPMENT SHALL COMPLEMENT EACH OTHER.

11 (B) ARCHITECTURALLY HARMONIOUS MATERIALS, COLORS,
12 TEXTURES, AND TREATMENTS SHOULD BE USED FOR ALL
13 EXTERIOR WALLS. CONTRASTING COLORS THAT ACCENT
14 ARCHITECTURAL DETAILS AND ENTRANCES ARE ENCOURAGED.

15 (C) BUILDINGS SHALL BE LOCATED CLOSE TO STREETS OR
16 WALKWAYS AND THE PRIMARY ACCESS TO THE BUILDINGS
17 SHALL BE FROM THOSE STREETS OR WALKWAYS. THE
18 PEDESTRIAN LEVELS OF BUILDINGS SHALL PROVIDE EASY
19 ACCESS.

20 (3) PARKING AND VEHICULAR CIRCULATION. EACH MIXED OFFICE
21 DEVELOPMENT SITE PLAN SHALL INCORPORATE A PARKING AND
22 VEHICULAR CIRCULATION PLAN THAT SHALL:

23 (A) SEPARATE PARKING AND VEHICULAR CIRCULATION FROM

WALKWAYS BY LANDSCAPED SCREENING, LOW-PROFILE WALLS, BERMS OR DECORATIVE FENCING, AND BE WELL-ILLUMINATED.

(B) PROVIDE CONTINUOUS AND DIRECT PARKING AND VEHICULAR CIRCULATION.

(C) SERVICE DRIVES, TURNOUT LANES, TRAFFIC SEPARATION DEVICES AND MERGING LANES MAY BE REQUIRED BASED ON THE ANTICIPATED FLOW OF TRAFFIC. SUCH SERVICE DRIVES OR TURN-OUT AND MERGING LANES MAY BE ALLOWED AS PART OF THE REQUIRED YARD ADJACENT TO A COLLECTOR OR ARTERIAL STREET.

(D) LOADING AND SERVICE AREAS SHALL BE SEPARATED FROM THE PEDESTRIAN AND CUSTOMER PARKING AREAS. SERVICE AREAS SHALL BE LOCATED AWAY FROM ROADWAYS TO THE GREATEST EXTENT POSSIBLE. IF EXPOSED TO VIEW, DUE TO UNUSUAL SITE CONDITIONS, SERVICE AREAS SHALL BE SCREENED FROM PUBLIC VIEW TO THE GREATEST EXTENT POSSIBLE.

(4) PEDESTRIAN CIRCULATION. EACH MIXED OFFICE DEVELOPMENT SITE PLAN SHALL INCOPORATE A PEDESTRIAN CIRCULATION PLAN THAT SHALL:

(A) MINIMIZE CONFLICT BETWEEN PEDESTRIANS AND MOVING MOTOR VEHICLES.

(B) CREATE SAFE AND CONVENIENT PEDESTRIAN PATHS FROM ALL PARKING AREAS TO THE BUILDINGS AND BETWEEN THE BUILDINGS THROUGH THE USE OF LANDSCAPED BUFFER AREAS, ISLANDS, WALKWAYS, CROSS WALKS AND TRAFFIC CONTROL DEVICES.

(C) PROVIDE PAVED PEDESTRIAN ACCESS TO OPEN SPACE THAT HAVE A DESIGN THAT ENHANCES THE VISUAL INTEREST OF THE OPEN SPACE.

(5) LIGHTING. EACH MIXED OFFICE DEVELOPMENT SITE PLAN SHALL PROVIDE A LIGHTING PLAN IDENTIFYING THE FOLLOWING:

(A) A DESCRIPTION OF THE TYPE AND LOCATION OF LIGHTING FIXTURES AND THE LIGHT INTENSITY AND SHIELDING PROVISIONS TO BE USED.

(B) THE LIGHTING FIXTURES SHALL BE DESIGNED TO ASSURE COMPATIBILITY WITH THE BUILDING STYLE.

(C) LIGHTING SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN A MANNER NOT TO CAUSE A GLARE OR REFLECTION ON ADJACENT RESIDENTIAL LOTS.

(6) LANDSCAPING, SCREENING AND BUFFERING. EACH MIXED OFFICE DEVELOPMENT SITE PLAN SHALL INCORPORATE A LANDSCAPING, SCREENING AND BUFFERING ELEMENT THAT:

(a) ENHANCES VEHICULAR TRAFFIC PATTERNS, WALKWAYS AND OTHER AMENITIES;

- (b) IMPROVES THE OVERALL VISUAL QUALITY OF THE BUILDINGS IN THE PLAN;
- (c) SCREENS OR OTHERWISE MITIGATES THE ADVERSE VISUAL IMPACT OF PARKING AREAS, LOADING AND UNLOADING AREAS, UTILITY BOXES AND SIMILAR FACILITIES, TRASH REMOVAL FACILITIES, AND OTHER SIMILAR AREAS;
- (d) USES AND SUPPLEMENTS EXISTING VEGETATION TO MEET BUFFER REQUIREMENTS WHENEVER APPLICABLE;
- (e) HAS A CONSISTENT DESIGN THAT BINDS THE SEPARATE ELEMENTS OF THE DEVELOPMENT AND BINDS THE DEVELOPMENT WITH THE NATURAL FEATURES, LANDSCAPE AND EXISTING USES IN NEIGHBORING COMMUNITIES;
- (f) INCLUDES FEATURES SUCH AS VISUAL ART, SCULPTURE, STATUARY, AND FOUNTAINS TO ENHANCE THE VISUAL INTEREST OF THE DEVELOPMENT; AND
- (g) MITIGATES THE VISUAL IMPACT OF EACH FENCE, WALL, OR BERM USED AS A BUFFER.

(7) SIGNS. EACH MIXED OFFICE DEVELOPMENT SITE PLAN SHALL INCOPORATE A SIGN PLAN THAT:

- (a) MINIMIZES THE VISUAL IMPACT OF THE SIGN;
- (b) MAKES USE OF DIRECTIONAL SIGNS IN THE PARKING AREAS AND PEDESTRIAN CIRCULATION;
- (c) USES SIGNS THAT ARE IN HARMONY WITH THE ARCHITECTURE,

1 LANDSCAPING, AND OTHER DESIGN ELEMENTS OF THE MIXED
2 OFFICE DEVELOPMENT;

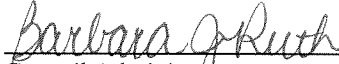
3 (d) USES SIGNS THAT ARE COMPATIBLE WITH EXISTING OR
4 POTENTIAL DEVELOPMENT IN THE NEIGHBORING COMMUNITIES
5 IF THE SIGNAGE IS ALONG THE PERIPHERY OF THE SITE OR
6 VISIBLE FROM PUBLIC STREETS OR ROADS; AND

7 (e) ADDRESSES THE LOCATION, SIZE, HEIGHT, NUMBER, COLOR,
8 AND MATERIAL OF ALL PROPOSED SIGNS AND STATE WHETHER
9 THE PROPOSED SIGNS WILL BE ILLUMINATED.

10 Section 2. And Be It Further Enacted That this Act shall take effect 60 calendar days from the
11 date it becomes law.

EFFECTIVE:

The Council Administrator does hereby certify that fifteen (15) copies of this Bill are immediately available for distribution to the public and the press.



Council Administrator